



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR,
PRUDENTIAL BUILDING,
195 NORTH TERRACE,
ADELAIDE

BUILDING OPERATIONS

SOUTH AUSTRALIA

MARCH QUARTER 1966

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period 1961 to March 1966 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in local government areas. The information has been compiled from returns collected from all builders of new buildings.

All values in this issue are expressed in decimal currency (\$2 = £1).

DEFINITIONS

New Building: Additions of \$10,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

Value: All values shown exclude the value of land and, except in Table 4, represent the value of buildings upon completion (see also "Completion"). Values shown in Table 4 represent the amount of work done on new buildings during the period and are not subject to the fluctuations from period to period noted in Table 3 in the values of "new buildings other than dwellings"; these fluctuations are partly the result of the unequal incidence of individual large contracts.

Commencement: A building is recorded as commenced when work on the foundation has begun.

Under Construction: Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

Completion: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS

2,168 houses were commenced and 2,252 were completed during the three months ended March 1966. Commencements were 99 less than in the December quarter 1965 and 454 less than in the March quarter 1965. Completions were 364 less than in the previous quarter and 141 less than in March quarter 1965.

The number of flats commenced (443) was 143 more than in the preceding quarter but 104 less than the 547 commenced in the March quarter 1965. The total of 2,611 dwellings (houses and flats combined) commenced was 44 more than in the December quarter 1965.

Persons recorded as employed on all jobs of builders of new buildings at 31st March were 14,086. This is 498 less than on the 15th December 1965.

During the twelve months ended March 1966, 10,135 dwellings (81.0% of the State total) were completed in or near the metropolitan area; 49.5% were inside the metropolitan area but a further 31.5% were completed in the near metropolitan local government areas of Elizabeth, Munno Para, Noarlunga, Salisbury, and Tea Tree Gully. A further 556 dwellings were completed at Whyalla.

TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION, SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	\$'000	No.	\$'000	No.	\$'000	\$'000	\$'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1961	8,440	56,244	563	2,692	9,003	58,936	43,164	102,100
1962	9,573	63,636	582	3,308	10,155	66,944	41,988	108,932
1963	10,534	73,332	902	4,350	11,436	77,682	53,180	130,862
1964	11,524	82,898	1,972	9,764	13,496	92,662	74,400	167,062
1965	10,197	77,569	1,756	9,540	11,953	87,109	63,161	150,270
Quarter ended -								
31st Dec. 1964	2,883	20,762	577	2,886	3,460	23,648	20,466	44,114
31st Mar. 1965	2,622	19,698	547	3,118	3,169	22,816	14,578	37,394
30th June	2,783	20,958	493	2,740	3,276	23,698	19,766	43,464
30th Sept.	2,525	19,290	416	2,244	2,941	21,534	14,458	35,992
31st Dec.	2,267	17,623	300	1,438	2,567	19,061	14,359	33,420
31st Mar. 1966	2,168	17,412	443	2,099	2,611	19,511	23,109	42,620
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1961	9,119	62,052	709	3,724	9,828	65,776	37,808	103,584
1962	9,280	61,966	583	3,198	9,863	65,164	49,404	114,568
1963	10,316	70,396	816	4,162	11,132	74,558	45,092	119,650
1964	10,869	78,148	1,279	6,264	12,148	84,412	54,288	138,700
1965	10,597	79,443	2,149	11,612	12,746	91,055	66,257	157,312
Quarter ended -								
31st Dec. 1964	3,000	22,048	367	1,784	3,367	23,832	12,930	36,762
31st Mar. 1965	2,393	17,788	570	3,002	2,963	20,790	14,522	35,312
30th June	2,752	20,234	516	2,706	3,268	22,940	15,214	38,154
30th Sept.	2,836	21,142	580	3,306	3,416	24,448	19,456	43,904
31st Dec.	2,616	20,279	483	2,598	3,099	22,877	17,065	39,942
31st Mar. 1966	2,252	17,533	467	2,522	2,719	20,055	15,306	35,361
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1961	4,383	28,600	331	1,616	4,714	30,216	47,516	77,732
1962	4,676	30,892	330	1,868	5,006	32,760	40,602	73,362
1963	4,894	33,966	416	2,098	5,310	36,064	50,038	86,102
1964	5,549	39,158	1,109	5,708	6,658	44,866	75,908	120,774
1965	5,149	37,847	716	3,883	5,865	41,730	77,477	119,207
Quarter ended -								
31st Dec. 1964	5,549	39,158	1,109	5,708	6,658	44,866	75,908	120,774
31st Mar. 1965	5,778	41,000	1,086	5,902	6,864	46,902	76,640	123,542
30th June	5,809	41,882	1,063	6,002	6,872	47,884	83,006	130,890
30th Sept.	5,498	40,294	899	4,942	6,397	45,236	79,536	124,772
31st Dec.	5,149	37,847	716	3,883	5,865	41,730	77,477	119,207
31st Mar. 1966	5,065	38,010	692	3,452	5,757	41,462	86,042	127,504

(a) Excludes dwellings attached to "other new buildings".

(b) Dwelling units including home units.

(c) Includes value of attached dwellings.

TABLE 2 - NEW HOUSES: MATERIAL OF OUTER WALLS, SOUTH AUSTRALIA

Period	Brick, Concrete, Stone		Brick Veneer, Stone Veneer		Fibro Cement		Other (a)	
	No.	\$'000	No.	\$'000	No.	\$'000	No.	\$'000
COMMENCED DURING PERIOD								
Year ended -								
31st Dec. 1961	(b) 7,549	(b) 51,368	(b)	(b)	791	4,280	100	596
1962	7,893	53,908	986	5,942	639	3,438	55	348
1963	8,453	60,610	1,469	9,360	560	3,012	52	350
1964	7,892	60,292	2,985	18,778	605	3,454	42	374
1965	6,247	52,850	3,314	20,964	604	3,481	32	274
Quarter ended -								
31st Dec. 1964	1,827	14,114	851	5,470	196	1,100	9	78
31st Mar. 1965	1,557	13,172	883	5,440	174	1,006	8	80
30th June	1,630	13,898	1,001	6,152	141	810	11	98
30th Sept.	1,640	13,546	730	4,850	151	850	4	44
31st Dec.	1,420	12,234	700	4,522	138	815	9	52
31st Mar. 1966	1,417	12,488	594	3,979	154	929	3	16
COMPLETED DURING PERIOD								
Year ended -								
31st Dec. 1961	(b) 8,203	(b) 57,058	(b)	(b)	848	4,582	68	412
1962	(b) 8,513	(b) 57,768	(b)	(b)	675	3,648	92	550
1963	8,631	60,484	1,068	6,488	560	3,052	57	372
1964	8,475	63,212	1,740	11,144	614	3,450	40	342
1965	7,101	57,458	2,825	18,007	638	3,679	33	299
Quarter ended -								
31st Dec. 1964	2,200	16,994	632	4,064	158	890	10	100
31st Mar. 1965	1,764	13,806	501	3,198	116	672	12	112
30th June	1,810	14,350	775	4,890	159	914	8	80
30th Sept.	1,876	15,234	774	4,844	179	996	7	68
31st Dec.	1,651	14,068	775	5,075	184	1,097	6	39
31st Mar. 1966	1,432	12,316	647	4,208	165	967	8	42
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
31st Dec. 1961	(b) 4,049	(b) 26,778	(b)	(b)	286	1,532	48	290
1962	(b) 4,415	(b) 29,472	(b)	(b)	250	1,352	11	68
1963	3,614	26,206	1,024	6,416	250	1,300	6	44
1964	3,031	23,524	2,269	14,268	241	1,298	8	68
1965	2,177	19,233	2,758	17,378	207	1,196	7	40
Quarter ended -								
31st Dec. 1964	3,031	23,524	2,269	14,268	241	1,298	8	68
31st Mar. 1965	2,824	22,850	2,651	16,474	299	1,640	4	36
30th June	2,644	22,540	2,877	17,748	281	1,542	7	52
30th Sept.	2,408	21,116	2,833	17,738	253	1,412	4	28
31st Dec.	2,177	19,233	2,758	17,378	207	1,196	7	40
31st Mar. 1966	2,162	19,495	2,705	17,347	196	1,154	2	14

(a) Mainly of weatherboard construction.

(b) Brick and stone veneer not separately recorded, included with brick, concrete and stone.

OWNER-BUILT HOUSES

Of the 10,197 houses commenced during 1965, 621 (value \$5,093,000) were owner-built, i.e. being erected by the owner or under the owner's direction by sub-contract or day labour but without the services of a contractor responsible for the whole job. During March quarter 1966 there were 106 (\$836,000) owner-built houses commenced and 166 (\$1,332,000) completed.

TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a) : SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	31st	31st	30th	30th	31st	31st
	Dec.	Dec.	Dec.	Mar.	June	Sept.	Dec.	Mar.
	1964	1965	1964	1965	1965	1965	1965	1966
COMMENCED DURING PERIOD (\$'000)								
Business premises -								
Hotels etc. & shops	5,852	8,723	1,038	2,682	1,244	2,374	2,423	1,841
Factories	24,112	12,722	4,548	4,732	3,822	2,820	1,348	1,688
Other (b)	10,050	13,087	2,856	1,404	2,724	2,398	6,561	9,429
Education & health	25,054	21,225	10,370	3,578	10,286	4,516	2,845	9,315
All other (c)	9,332	7,404	1,654	2,182	1,690	2,350	1,182	836
Total	74,400	63,161	20,466	14,578	19,766	14,458	14,359	23,109
COMPLETED DURING PERIOD (\$'000)								
Business premises -								
Hotels etc. & shops	5,958	8,961	3,632	2,334	2,600	1,048	2,979	1,134
Factories	17,528	20,201	2,780	4,590	2,486	9,444	3,681	4,069
Other (b)	9,672	13,537	2,118	1,502	5,808	1,688	4,539	1,268
Education & health	14,786	14,442	2,416	3,740	2,550	5,500	2,652	7,148
All other (c)	6,344	9,116	1,984	2,356	1,770	1,776	3,214	1,687
Total	54,288	66,257	12,930	14,522	15,214	19,456	17,065	15,306
UNDER CONSTRUCTION AT END OF PERIOD (\$'000)								
Business premises -								
Hotels etc. & shops	5,050	5,003	5,050	5,450	4,096	5,426	5,003	5,723
Factories	21,752	16,937	21,752	22,122	24,840	18,998	16,937	14,854
Other (b)	12,708	13,025	12,708	12,686	9,656	10,988	13,025	21,663
Education & health	27,974	35,911	27,974	28,314	36,426	35,464	35,911	38,020
All other (c)	8,424	6,601	8,424	8,068	7,988	8,660	6,601	5,782
Total	75,908	77,477	75,908	76,640	83,006	79,536	77,477	86,042

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious purposes, entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	31st	31st	31st	31st	30th	30th	31st	31st
	Dec.	Dec.	Dec.	Mar.	June	Sept.	Dec.	Mar.
	1964	1965	1964	1965	1965	1965	1965	1966
\$'000								
Houses (a)	75,926	75,743	19,174	19,256	19,298	19,820	17,369	17,296
Flats	7,542	11,324	2,426	3,162	3,184	2,720	2,258	2,043
Total houses & flats	83,468	87,067	21,600	22,418	22,482	22,540	19,627	19,339
Business premises -								
Hotels, hostels, etc.	2,214	2,762	684	354	462	842	1,104	604
Shops	6,292	4,354	1,662	1,156	732	1,112	1,354	1,078
Factories	18,828	19,671	4,700	4,918	5,916	5,096	3,741	3,292
Office premises	7,104	5,794	1,176	1,040	1,650	1,534	1,570	2,082
Other (b)	5,520	7,056	1,746	1,774	1,360	1,754	2,168	1,450
Education	9,230	13,932	2,354	2,496	3,322	3,930	4,184	4,264
Religious	2,364	2,113	656	458	472	592	591	519
Health	4,700	7,962	1,400	1,810	1,664	2,472	2,016	1,699
Entertainment & recreation	1,652	1,824	318	530	358	482	454	470
Miscellaneous (c)	4,700	4,579	1,086	1,100	1,102	1,360	1,017	836
Total other new buildings (excl. houses & flats)	62,604	70,047	15,782	15,636	17,038	19,174	18,199	16,294

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE & VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	31st Dec. 1964		31st Dec. 1965		31st Dec. 1964	31st Mar. 1965	30th June 1965	30th Sept. 1965	31st Dec. 1965	31st Mar. 1966
	No.	\$'000	No.	\$'000	Number					
UP TO \$50,000										
Business premises -										
Hotels, hostels, etc.	17	426	22	503	5	7	3	7	5	2
Shops	83	1,516	89	1,216	23	20	23	26	20	20
Factories	150	3,004	156	3,155	48	44	49	38	25	34
Office premises	33	704	37	940	7	8	8	7	14	7
Other (a)	161	3,516	173	3,513	39	43	51	42	37	39
Education	75	1,474	71	1,748	17	15	17	18	21	16
Health	21	606	18	482	9	4	3	6	5	8
Religious	37	738	36	784	11	9	10	10	7	12
Entertainment & recreation	54	872	72	960	11	26	17	17	12	9
Miscellaneous (b)	45	1,140	47	819	7	13	13	10	11	10
Total	676	13,996	721	14,120	177	189	194	181	157	157
OVER \$50,000										
Business premises -										
Hotels, hostels, etc.	8	1,530	18	3,472	2	4	6	1	7	6
Shops	19	2,380	18	3,532	3	6	-	9	3	5
Factories	58	21,108	55	9,567	13	19	18	13	5	7
Office premises	11	3,598	8	5,679	4	-	3	2	3	8
Other (a)	16	2,232	18	2,955	6	2	4	7	5	8
Education	36	11,922	38	10,189	5	7	11	10	10	22
Health	13	11,052	15	8,806	5	3	4	5	3	3
Religious	8	1,610	7	1,021	1	3	1	-	3	-
Entertainment & recreation	6	948	8	948	1	1	1	5	1	1
Miscellaneous (b)	25	4,024	17	2,872	6	4	7	3	3	1
Total	200	60,404	202	49,041	46	49	55	55	43	61

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT, SOUTH AUSTRALIA

Classification	30th Mar. 1962	29th Mar. 1963	31st Mar. 1964	31st Mar. 1965	30th June 1965	30th Sept. 1965	15th Dec. 1965	31st Mar. 1966
Persons Engaged								
Contractors	618	669	686	690	713	696	686	656
Sub-contractors	2,263	2,766	3,154	3,645	3,662	3,387	3,476	3,398
Wage earners	9,073	9,903	9,913	11,223	10,892	10,448	10,422	10,032
Carpenters	3,267	3,539	3,689	3,941	3,933	3,823	3,795	3,767
Bricklayers	2,002	2,264	2,390	2,722	2,648	2,489	2,432	2,360
Painters	989	1,241	1,304	1,445	1,406	1,394	1,405	1,288
Electricians	581	706	696	821	804	764	811	766
Plumbers	1,033	1,189	1,213	1,427	1,353	1,284	1,278	1,325
Builders' labourers	1,981	1,886	1,926	2,130	2,193	2,072	2,014	2,038
Other	2,101	2,513	2,535	3,072	2,930	2,705	2,849	2,542
Total	11,954	13,338	13,753	15,558	15,267	14,531	14,584	14,086

Note: Building employment covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	31st Dec. 1964	31st Dec. 1965	31st Dec. 1964	31st Mar. 1965	30th June 1965	30th Sept. 1965	31st Dec. 1965	31st Mar. 1966
Metropolitan -								
Adelaide	21	85	1	4	20	6	55	2
Brighton	240	315	84	123	65	74	53	47
Burnside	452	534	136	138	161	132	103	107
Campbelltown	846	668	228	147	197	188	136	138
Colonel Light Gardens	10	2	-	-	1	1	-	-
Enfield	896	730	255	162	164	225	179	182
Glenelg	224	230	74	56	44	66	64	53
Henley and Grange	236	171	85	43	40	41	47	32
Hindmarsh	8	13	3	9	3	-	1	2
Kensington & Norwood	45	68	8	3	13	36	16	26
Marion	732	507	187	130	157	116	104	81
Mitcham	584	747	190	186	256	155	150	125
Payneham	207	296	59	48	115	96	37	40
Port Adelaide	471	312	147	90	126	66	30	28
Prospect	53	83	16	10	18	21	34	25
St. Peters	37	70	8	28	36	1	5	18
Thebarton	11	13	7	3	2	1	7	1
Unley	177	451	47	135	77	157	82	71
Walkerville	12	96	3	2	5	74	15	19
West Torrens	422	621	87	108	128	178	207	140
Woodville	504	478	108	108	101	164	105	106
Total metropolitan	6,188	6,490	1,733	1,533	1,729	1,798	1,430	1,243
Country -								
Angaston	34	29	11	7	12	6	4	7
Berri	21	29	8	4	5	7	13	5
East Torrens	26	26	4	9	7	4	6	9
Elizabeth Corp'n.	(b)376	446	181	124	123	112	87	31
Encounter Bay	25	44	12	8	12	8	16	11
Gawler	26	22	7	-	9	6	7	9
Loxton	32	47	9	10	13	12	12	6
Meadows	69	79	15	23	23	17	16	23
Millicent	38	67	8	12	11	13	31	29
Mt. Barker	14	31	4	8	6	9	8	7
Mt. Gambier Corp'n.	117	91	22	26	17	20	28	21
Munno Para	545	662	129	113	144	206	199	131
Murray Bridge	45	70	13	19	16	13	22	10
Naracoorte Corp'n.	18	27	4	7	8	7	5	8
Noarlunga	541	501	138	102	136	124	139	112
Onkaparinga	28	21	7	5	8	6	2	8
Pt. Augusta	56	63	17	12	24	20	7	21
Pt. Elliot	35	48	8	14	3	10	21	20
Pt. Lincoln Corp'n.	75	113	21	21	25	32	35	23
Pt. Pirie Corp'n.	21	28	6	5	8	6	9	7
Salisbury Corp'n.	(b)772	1,276	364	386	310	314	266	283
Salisbury & Elizabeth	(b)889	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Stirling	83	774	22	13	28	21	12	18
Tatiara	48	66	16	15	19	15	17	24
Teatree Gully	917	1,096	296	207	269	289	331	329
Victor Harbor	21	17	5	5	2	5	5	4
Whyalla City Comm.	308	511	100	77	134	146	154	122
Willunga	62	45	23	13	9	11	12	4
Other country (c)	741	742	192	191	164	179	208	196
Total country	5,983	6,271	1,642	1,436	1,545	1,618	1,672	1,478
Total State	12,171	12,761	3,375	2,969	3,274	3,416	3,102	2,721

(a) Dwelling units - houses and flats plus dwellings attached to "Other New Buildings".

(b) From early July 1964 Elizabeth Corporation and Salisbury Corporation separately incorporated; previously combined as Salisbury and Elizabeth District Council.

(c) Details for each local government area are available upon request.

Commonwealth Bureau of Census & Statistics

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ADELAIDE S.A.

1st June 1966

DEPUTY COMMONWEALTH STATISTICIAN

